



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-089625-25

In the matter of: 203, 777 EGLINTON AVE W
TORONTO ON M5N1E1

Between: Savoy Plaza Apartments c/o Advent Property Management Services Landlord

And

Muna Cann Tenants
Gustavo Artigas

Savoy Plaza Apartments c/o Advent Property Management Services (the 'Landlord') applied for an order to terminate the tenancy and evict Muna Cann and Gustavo Artigas (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on January 13, 2026.

The Landlord's legal representative Nicole Ruby, the Landlord's agent Dawn Buckley, and the Tenants attended the hearing. Alan Martucci attended as a support person for the Tenants.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants shall terminate on March 31, 2026.
2. The Tenants must move out of the rental unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
5. The Tenants shall pay the Landlord \$10,379.65 on or before March 31, 2026, representing the total rent and arrears that will be owing as of March 31, 2026. The Tenants' last month rent deposit and interest on that deposit has already been subtracted from the amount the Tenants owe.

6. If the Tenants do not vacate the rental unit in accordance with paragraph 2 of this order, the Tenants shall also pay the Landlord compensation of \$111.49 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

January 21, 2026

Date Issued

Jeremy Henderson

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 30, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.